



MIKE ENDSLEY

STATE REPRESENTATIVE • 26TH ASSEMBLY DISTRICT

Representative Mike Endsley
Testimony before the Assembly Housing Committee
2011 Assembly Bill 335
November 1, 2011

Chairman and members, I appreciate the opportunity to speak to you today. Assembly Bill 335 is intended to work through bureaucratic red tape that has needlessly hampered bed and breakfast businesses across the state.

Current law stipulates that there are a number of criteria that a building must meet before it receives an official Bed and Breakfast designation from DHS. Part of the current laws definition of a bed and breakfast states "A bed and breakfast is defined as any place of lodging that...was originally built and occupied as a single-family residence, or was converted to use and occupied as a single-family residence, before use as a place of lodging; and has been completed, before May 11, 1990, any structural additions to the dimensions of the original structure, including renovation." Assembly Bill 335 is designed to eliminate the requirement that a bed and breakfast has had completed, before May 11, 1990 any structural additions to the dimensions of the original structure.

This bill was brought to our attention by a gentleman from the Cedar Grove area. After retirement he intended to build a new home that would also double as a Bed and Breakfast. When he approached his county office to inquire about future licensing for a bed and breakfast he was informed that a "law was passed in 1993 [that defined] a Bed and Breakfast as a lodging constructed prior to May 11th, 1990." This would eliminate the possibility that he could convert a new structure into a B&B and current structures could not have structural additions after May 11th 1990. By restricting construction projects we are hampering possible improvements that can be made to Bed and Breakfast businesses which have the potential to increase the profitability of these small businesses. With this current burdensome definition of a bed and breakfast we are damaging entrepreneurial initiatives across the State of people who hope to obtain a B&B designation from DHS.

Tourism is part of the State's economic foundation and its continued growth is important to the well-being of our state. By restricting the definition of B&Bs not only are we hurting small business, many of which are family enterprises, but we are also restricting the amount of B&Bs taking part in our tourism industry. For some tourists, B&Bs are an experience that provides a more personal touch than large hotel chains. By restricting what constitutes a B&B we are also limiting the amount of options available to tourists.

I ask you to vote in favor of AB 335 so we can remove some of the red tape from small businesses that would like to receive a B&B classification. By removing this



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burdensome regulation we can increase options available for tourists; while removing restrictions that prevent small businesses that seek to move into the tourist trade and expand their B&B businesses. This is a common sense bill designed to change the definition and the application of the term 'bed and breakfast' to construction regulations which create burdensome and unnecessary restrictions on B&Bs that contribute to the health of our tourism industry and our economy.

